

## **REQUEST FOR PROPOSALS**

22. **Award RFP-4248-05/JVP – Mobile Unit Concession Services Agreement for Seminole County Red Bug and Sylvan Lake Parks, to Log Cabin Bar B Que, Kissimmee (12% commissions of gross receipts).**

**B.C.C. - SEMINOLE COUNTY, FL  
RFP TABULATION SHEET**

RFP NUMBER: RFP-4248-05/JVP  
 RFP TITLE : Mobile Unit Concession Services Agreement  
 Seminole County Red Bug and Sylvan Lake Park  
 DATE: April 27, 2005. TIME: 2:00 P.M.

ALL SUBMITTALS ACCEPTED BY SEMINOLE COUNTY ARE SUBJECT TO THE COUNTY'S TERMS AND CONDITIONS AND ANY AND ALL ADDITIONAL TERMS AND CONDITIONS SUBMITTED BY THE PROPOSERS ARE REJECTED AND SHALL HAVE NO FORCE AND EFFECT. RFP DOCUMENTS FROM THE PROPOSERS LISTED HEREIN ARE THE ONLY SUBMITTALS RECEIVED TIMELY AS OF THE ABOVE OPENING DATE AND TIME. ALL OTHER DOCUMENTS SUBMITTED IN RESPONSE TO THIS SOLICITATION, IF ANY, ARE HEREBY REJECTED AS LATE.

RESPONSE -1-	RESPONSE -2-	RESPONSE -3-	RESPONSE -4-	RESPONSE -5-
Fred's Franks 1118 Seafarer Lane Winter Springs, FL 32708  (407) 699-5359 – Phone Fred J. Mannara	Log Cabin Bar B Que 4250 High Plains Lane Kissimmee, FL 34744  (407) 748-0763 – Phone (407) 344-1993 – Fax Suzanne & Scott Fuller			
1%	12%			

Tabulated by: Jacqui Perry, CPPB, Sr. Procurement Analyst – Posted 4/28/2005 (11:30 A.M.)  
 Recommended Proposer: Log Cabin Bar B Que-Posted 5/19/05 (11:30 A.M.)

RFP-4248-05/JVP - Mobile Unit Concession Services Agreement for Seminole  
County Red Bug and Sylvan Lake Park

APPLICANT'S NAME (one Applicant per page): Log Cabin Bar B Que

QUALIFICATION COMMITTEE MEMBER: Angi Thompson

Describe strengths, weaknesses and deficiencies to support your assessment.

Criteria: Technical Plan

Currently 2 units, soon 3 to accommodate  
All employees certified food handlers  
high volume concession experience  
Certified Food Manager does training  
sanford restocking facility (20 minutes)  
Healthy Alternatives provided

Criteria: Price Proposal

12% commission  
extensive selection, reasonable prices

Criteria: Past Performance

high volume concession experience  
several referrals provided

Criteria: Other criteria/Information pertinent to the required services

able to provide tents & picnic tables  
food service units are visually appealing

Highly Acceptable

Recommended

RFP-4248-05/JVP - Mobile Unit Concession Services Agreement for Seminole  
County Red Bug and Sylvan Lake Park

APPLICANT'S NAME (one Applicant per page): Log Cabin Bar B Que

QUALIFICATION COMMITTEE MEMBER: JOE GASPARINI

Describe strengths, weaknesses and deficiencies to support your assessment.

Criteria: Technical Plan

Years of Experience in the area of special  
events - Trained staff by certified food handler  
who is the owner & operator - Have two (2)  
units to serve concessions plus tents & tables/chairs  
when needed available - Re-stock from restaurants in  
Sarasota minutes away from Sylvan & Red Bug.

Criteria: Price Proposal

REASONABLE

Criteria: Past Performance

SPECIAL EVENTS, shows NO experience with  
CONSISTANT League play.... Have only worked  
EVENTS

Criteria: Other criteria/Information pertinent to the required services

12 % To County from gross receipts

Recommended Vendor

RFP-4248-05/JVP - Mobile Unit Concession Services Agreement for Seminole  
County Red Bug and Sylvan Lake Park

APPLICANT'S NAME (one Applicant per page): Log Cabin Bar B Que

QUALIFICATION COMMITTEE MEMBER: Meloney Lung

Describe strengths, weaknesses and deficiencies to support your assessment.

Criteria: Technical Plan

Two mobile units - restocking will occur 20  
minutes from Red Bug + Sylvan Lake Park -

Refrigeration, freezer, microwave, fryer, grill - etc.

Criteria: Price Proposal

Prices - a little high - however quality of  
food is a factor.

mean has many selections

Criteria: Past Performance

Provided five references Oct 2003 -> March 2005

Criteria: Other criteria/Information pertinent to the required services

currently have 2 events scheduled in May  
and one in Oct.

Highly Acceptable  
Recommended vendor

RFP-4248-05/JVP - Mobile Unit Concession Services Agreement for Seminole County Red Bug and Sylvan Lake Park

APPLICANT'S NAME (one Applicant per page): Log Cabin Bar B Que

QUALIFICATION COMMITTEE MEMBER: Steve Wong

Describe strengths, weaknesses and deficiencies to support your assessment.

Criteria: Technical Plan

Acceptable - it is a plus that they are stationed 20 minutes from Sylvan Lake Park

Criteria: Price Proposal

Acceptable prices seem to be reasonable for desired offered

Criteria: Past Performance

Acceptable - worked large events in the past and mobile units will be able to support large events at Sylvan

Criteria: Other criteria/Information pertinent to the required services

Recommended Vendor

**MOBILE UNIT CONCESSION OPERATIONS AGREEMENT (RFP-4248-05/JVP)**

**THIS AGREEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **LOG CABIN BAR B QUE**, whose address is 4250 High Plains Lane, Kissimmee, Florida 34744, hereinafter referred to as "CONCESSIONAIRE," and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY".

**W I T N E S S E T H:**

**WHEREAS**, the COUNTY desires to retain the services of a competent and qualified contractor to provide mobile unit concession services for Seminole County; and

**WHEREAS**, the COUNTY has requested and received expressions of interest for the retention of services of contractors; and

**WHEREAS**, the CONTRACTOR is competent and qualified to provide mobile unit concession services to the COUNTY and desires to provide services according to the terms and conditions stated herein,

**NOW, THEREFORE**, in consideration of the mutual understandings and covenants set forth herein, the COUNTY and the CONTRACTOR agree as follows:

**SECTION 1. PURPOSE.** The purpose of this Agreement is to set forth the terms and conditions under which the CONCESSIONAIRE shall provide for the sale of food and beverages at Seminole County locations. The CONCESSIONAIRE hereby agrees to perform the services as described in Exhibit "A," Scope of Services, attached herein.

**SECTION 2. TERM.** The term of this Agreement shall commence upon execution of the Agreement by the parties and shall be in effect for a period of three (3) years. At the sole option of the COUNTY, this Agreement may be renewed for two (2) additional periods of one (1) year. The COUNTY shall exercise its option to renew not later than thirty (30) calendar days proceeding the expiration date of this Agreement or subsequent renewal period.

**SECTION 3. COMMISSION ON NET SALES.**

(a) The CONCESSIONAIRE shall pay to the COUNTY a commission of twelve percent (12%) of gross sales for food and beverage services at COUNTY locations for the entire term of this Agreement.

(b) Commission not paid by the due date shall bear interest at the rate of one and one-half percent (1½%) per month from the date due until paid.

(c) All commissions due the COUNTY under this Agreement, shall be paid monthly to the COUNTY on or before the fifteenth (15<sup>th</sup>) day of the calendar month succeeding the month for which the payment is applicable.

(d) In computing the commission due the COUNTY, the first monthly accounting period shall commence on the date the CONCESSIONAIRE opens for business and shall end at the close of business on the last day of the same calendar month.

**SECTION 4. CONCESSION RIGHTS.**

(a) Subject to the terms and conditions of this Agreement, the COUNTY grants CONCESSIONAIRE the exclusive right to provide food and beverage concessions at the location and facilities identified on the

attached Exhibit "A" during league and tournament play only. Concession rights specifically exclude coin-operated beverage and snack machines, the rights to which are retained by the COUNTY.

(b) COUNTY reserves the right for its patrons and employees to provide, prepare, and store food and beverages for their own use and consumption.

#### **SECTION 5. MENU AND PRICING.**

(a) The prices of each Concession Product are subject to the COUNTY's approval. The pricing of each item is to remain firm for the first term of this Agreement unless the CONCESSIONAIRE requests a price adjustment and the COUNTY approves the requested adjustment. Pricing will be consistent for all. No special discounts for specific groups will be allowed.

(b) Seasonal adjustments or other menu adjustments including price changes of a minor nature may be necessary during the term of this Agreement. All seasonal or minor menu adjustments must be approved by the COUNTY. In the event that the COUNTY exercises its option to renew this Agreement, the CONCESSIONAIRE shall update the Concession Product menu and prices to accurately reflect what is provided by the CONCESSIONAIRE.

(c) Concession Products shall be high quality in terms of food content and preparation. Samples of Concession Products shall be submitted to the Support Services Manager prior to sale.

#### **SECTION 6. CONCESSIONAIRE RESPONSIBILITIES.**

(a) CONCESSIONAIRE shall be responsible for obtaining all necessary permits and licenses.

(b) CONCESSIONAIRE shall be responsible for compliance with all requirements of federal, state and local laws, rules, and regulations related to the operation and sale of vending items.

(c) CONCESSIONAIRE shall be responsible for all damage to its equipment when the damage is caused by fire, flood, lighting or any cause beyond the control of the COUNTY.

(d) CONCESSIONAIRE shall prepare and affix signage, as approved by the COUNTY displaying the food items and pricing in plain view of patrons.

(e) CONCESSIONAIRE shall assure adequate staffing of all facilities with sufficient, suitable personnel and the personnel shall be the sole responsibility of the CONCESSIONAIRE.

(f) CONCESSIONAIRE shall assure that all personnel assigned to COUNTY facilities shall be courteous and properly attired at all times. CONCESSIONAIRE shall provide uniforms for its employees including, at a minimum, a shirt or blouse with nametag identification.

(g) CONCESSIONAIRE shall provide at its sole cost, paper products, including napkins, and straws, necessary to support the concession operation.

(h) CONCESSIONAIRE shall provide all necessary food service equipment and fixtures to support its concessions under the terms of this Agreement. Equipment and fixtures shall be adequate to respond to patron demand efficiently. The COUNTY shall provide no food service or storage equipment.

(i) CONCESSIONAIRE will be responsible for all equipment maintenance and repair, at his/her expense, as follows:

(1) Cleaning and polishing of the equipment so that the equipment is clean and presentable at all times.

(2) Routine maintenance - all equipment to be checked periodically and a record of service calls maintained and made available upon request.

(3) Emergency service to be provided as required.

(4) Compliance with Florida Statutes, Section 212.0515(3)(a)(1991) which requires a particular notice to be affixed to all vending machines is required.

(j) CONCESSIONAIRE shall participate in all aspects of the COUNTY's recycling program including source separation of waste and recyclables. CONCESSIONAIRE shall coordinate its recycling efforts with the COUNTY's Recycling Coordinator.

(k) CONCESSIONAIRE shall provide prompt, efficient and courteous service.

(l) The sale of Concession items shall be made from locations that are approved by the COUNTY.

(m) The public's right of use and enjoyment of County facilities shall not be infringed upon by any activity of CONCESSIONAIRE.

(n) CONCESSIONAIRE agrees to observe and comply with all rules and regulations adopted by the COUNTY with respect to use of County facilities.

(o) CONCESSIONAIRE shall employ sufficient, suitable personnel and such employees shall be the sole responsibility of CONCESSIONAIRE. Employees shall, at all times, reflect personal cleanliness.

(p) CONCESSIONAIRE shall obtain all licenses and permits as required by the state and local authorities and shall comply with all health, sanitary and other regulations and laws.

(q) CONCESSIONAIRE agrees to use recycled paper products whenever possible.

(r) CONCESSIONAIRE shall maintain all assigned areas in a clean, sanitary condition consistent with all pertinent health and sanitary codes and authorized health authorities.

(s) CONCESSIONAIRE shall maintain a high quality of food and beverage and the COUNTY reserves the right to determine whether a particular product complies with the above standards.

(t) Concession units are not to be on park grounds over night. Units are to be removed daily at the conclusion of each day of the event.

(u) Confirming scheduled event start times or cancellation will be the responsibility of the CONCESSIONAIRE.

(v) CONCESSIONAIRE may not advertise off site nor promote events.

(w) CONCESSIONAIRE shall maintain a fax machine and phone to communicate with Seminole County staff.

(x) CONCESSIONAIRE is not to give price breaks nor free products to COUNTY staff members.

(y) CONCESSIONAIRE shall not employ any permanent or temporary COUNTY employee.

**SECTION 7. COUNTY RESPONSIBILITIES.** The COUNTY shall provide trash dumpsters at COUNTY locations where CONCESSIONAIRE will be providing its services.

**SECTION 8. REMOVAL OF CONCESSIONAIRE PERSONNEL.** The CONCESSIONAIRE agrees, upon written direction by COUNTY setting forth just cause, to remove from service at COUNTY facilities, any of its employees who are responsible for improper conduct under this Agreement or who are unable or unqualified to perform their assigned duties as determined by COUNTY. CONCESSIONAIRE shall provide a replacement person, acceptable to COUNTY, for the reassigned employee.

**SECTION 9. POWERS RESERVED BY COUNTY.** The COUNTY reserves, but is not limited to, the following powers:

(a) Final determination of the quality and retail prices of all concession items, realizing that adjustments in prices could effect menu prices.

(b) Final determination of all food items.

(c) Final determination of the design, layout and location of all physical improvements for the Concession activities and any future changes or modifications.

(d) The power to terminate this Agreement for acts of default by the CONCESSIONAIRE in accordance with Section 14 of this Agreement.

**SECTION 10. FINANCIAL REPORTING AND ACCOUNTABILITY.** The CONCESSIONAIRE shall maintain at all times accurate computerized accounting records on the operation of this concession. The form and substance of the accounting system shall be subject to the determina-

tion of the Support Services Manager and shall include, but not be limited to, the following:

(a) Complete separation of financial records for this Concession operation from those of any other of the CONCESSIONAIRE's enterprises or business activities at other than COUNTY locations.

(b) A complete financial system which conforms to generally accepted accounting principles and practices and includes annual line item budgeting for expenditure and revenue accounting, accounts segregating, and identifying assets, liabilities, and net worth.

(c) Documentation supporting all entries into the financial accounting system to include all expenditure invoices, payroll summaries and copies of payroll tax returns, revenue and bank deposit receipts, bank statements, and all other such related documentation, copies of which are to be submitted monthly.

(d) Complete inventory control records before and after each day's activities and an actual cash count of each day's sales receipts.

(e) Any other specific accounting information related to the Concessions operations which is determined by the COUNTY to be meaningful and necessary.

(f) CONCESSIONAIRE shall maintain, at its principal place of business, for a period of not less than five (5) years documentation for transactions relating to the computation of Gross Revenue and Net Sales. The COUNTY shall have the authority to make copies of all record for the purpose of verifying the accuracy of the CONCESSIONAIRE's financial obligations and payment to the COUNTY. It shall be the re-

sponsibility of the CONCESSIONAIRE to provide all information reasonably necessary for the audit at no expense to the COUNTY.

(g) Unless notice of dissatisfaction shall be served by the COUNTY the CONCESSIONAIRE within three (3) years after the receipt of any statement submitted by the CONCESSIONAIRE as herein provided, such statement shall be deemed final and binding upon the parties.

(h) All accounting records, documents, books, inventories, and other such related information shall be made available for COUNTY inspection at any time during the term of this Agreement. In addition to the right of inspection, the COUNTY shall have the right at any time to conduct a full audit of the CONCESSIONAIRE's records for any Accounting Year or Accounting Period, including a certified audit by an independent accounting firm, on the financial records and business activities of the CONCESSIONAIRE relative to performance of this Agreement. The County is responsible to pay for all audits conducted by the COUNTY or by the COUNTY's independent accounting firm. However, the CONCESSIONAIRE shall submit to COUNTY a copy of its annual certified audit performed by CONCESSIONAIRE's accounting firm.

(i) The CONCESSIONAIRE shall provide a financial operating statement by the fifteenth (15<sup>th</sup>) day of each month which details, on an accrual basis, all Gross Revenues, direct operating costs, and net profit resulting from the concessions operations for the preceding month. The CONCESSIONAIRE shall provide other financial reports on the Concessions operation as are determined necessary and appropriate by the COUNTY, including day by day statements including all payroll, product inventory in and out, and receipts, which shall be accom-

plished daily. The CONCESSIONAIRE shall provide a monthly report with each payment request and a copy of its annual certified audit performed by CONCESSIONAIRE's accounting firm.

**SECTION 11. INDEMNIFICATION.** The CONCESSIONAIRE agrees to indemnify and hold harmless the COUNTY, its officers, agents, and employees, from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including attorney's fees for trial and on appeal, of any kind and nature arising or growing out of or in any way connected with the performance of this Agreement whether by act or omission of the CONCESSIONAIRE, its agents, servants, employees or other, or because of or due to the mere existence of this agreement between the parties

**SECTION 12. INSURANCE.**

(a) General. The CONCESSIONAIRE shall at the CONCESSIONAIRE's own cost, procure the insurance required under this Section.

(1) Before taking possession of the leased premises, the CONCESSIONAIRE shall furnish the COUNTY with a Certificate of Insurance signed by an authorized representative of the insurer(s) evidencing the insurance required by this Section (Commercial Liability, Property Insurance, Business Automobile Insurance and Workers' Compensation). The Certificate of Insurance shall provide that the COUNTY shall be given not less than forty-five (45) days written notice prior to the cancellation, non-renewal or restriction of coverage. Throughout the term of this Agreement and any extensions thereof, the CONCESSIONAIRE shall pro-

vide the COUNTY with a renewal or replacement of insurance for which a previous certificate has been provided.

(2) In addition to providing the Certificate of Insurance, pursuant to the above, if required by the COUNTY, the CONCESSIONAIRE shall, within thirty (30) days after receipt of the request, provide the COUNTY with a certified copy of each of the policies of insurance providing the coverage required

(3) Neither approval by the COUNTY or failure to disapprove the insurance furnished by CONCESSIONAIRE shall relieve the CONCESSIONAIRE of the CONCESSIONAIRE's full responsibility for liability, damages, and accidents.

(b) Insurance Company Requirements. Insurance companies providing the insurance under this Agreement must meet the following requirements:

(1) Such companies must be authorized to conduct business in the State of Florida and prove same by maintaining Certificates of Authority issued to the companies by the Department of Insurance of the State of Florida.

(2) In addition, such companies shall have and maintain a Best's Rating of "A" or better and a Financial Size Category of "VII" or better according to A.M. Best Company.

(3) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company shall lose its Certificate of Authority, or shall fail to maintain the requisite Best's Rating and Financial Size Category, the CONCESSIONAIRE shall, as soon as the CONCESSIONAIRE has knowledge of any

such circumstance, immediately notify the COUNTY and immediately replace the insurance coverage provided by that insurer with a different insurance company meeting the requirements noted above. Until such time as the CONCESSIONAIRE has replaced the unacceptable insurer with an insurer acceptable to the COUNTY the CONCESSIONAIRE shall be deemed to be in default of this Agreement.

(c) Specifications. Without limiting any of the other obligations or liability of the CONCESSIONAIRE, the CONCESSIONAIRE shall, at the CONCESSIONAIRE's sole expense, procure, maintain and keep in force amounts and types of insurance conforming to the minimum requirements set forth in this Section. Except as otherwise specified in the Agreement, the insurance shall commence prior to or concomitant with the Commencement of the Agreement and shall be maintained in force until the Agreement expires. The amounts and types of insurance shall conform to the following minimum requirements.

(1) Commercial General Liability.

(A) The CONCESSIONAIRE's insurance shall cover the CONCESSIONAIRE for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01), as filed for use in the State of Florida by the Insurance Services Office, without the attachment of restrictive endorsements.

(B) The minimum limits to be maintained by the CONCESSIONAIRE (inclusive of any amounts provided by an Umbrella or Excess policy) shall be not less than the following amounts:

LIMITS

General Aggregate	\$Three (3) Times the Each Occurrence Limit
Personal & Advertising Injury Limit	\$300,000.00
Products/Completed	\$300,000.00
Each Occurrence Limit	\$300,000.00

(C) Additional Insured - The Board of County Commissioners of Seminole County, Florida, its officials, officers, and employees are to be included as additional insureds.

(2) Property Insurance. CONCESSIONAIRE's insurance shall provide property insurance covering real property as follows:

(A) Special Form - Coverage is to be no more restrictive than that afforded by the latest editions of Insurance Services Office Forms CP 00 10, and CP 10 30.

(B) Amount of Insurance shall be one hundred percent (100%) of the insurable replacement cost value of the building and structures inclusive of improvements or betterments.

(C) Maximum Deductible - FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) each claim.

(D) Named Insured - The Board of County Commissioners of Seminole County, Florida must be included as a named insured.

(E) Flood Insurance - When building or structures are located within an identified special flood hazard area, flood insurance must be afforded for the lesser of the total insurable value of such buildings or structures, or the maximum amount of flood insurance coverage available under the National Flood Program.

(3) Business Auto Policy.

(A) The CONCESSIONAIRE's insurance shall cover the CONCESSIONAIRE for those sources of liability which would be covered by Part IV of the latest edition of the standard Business Auto Policy (ISO Form CA 00 02), as filed for use in the State of Florida by the Insurance Services Office, without the attachment of restrictive endorsements. Coverage shall include owned, non-owned and hired autos.

(B) The minimum limits to be maintained by the CONCESSIONAIRE (inclusive of any amounts provided by an Umbrella or Excess policy) shall be per accident combined single limit for bodily injury liability and property damage liability. If the coverage is subject to an aggregate, the CONCESSIONAIRE shall maintain separate aggregate limits of coverage applicable to claims arising out of or in connection with the work under this Agreement. The separate aggregate limits to be maintained by the CONCESSIONAIRE shall be a minimum of three (3) times the per accident limit required and shall apply separately to each policy year or part thereof.

(4) Workers' Compensation/Employer's Liability.

(A) CONCESSIONAIRE's insurance shall cover the CONCESSIONAIRE and its subcontractors of every tier for those sources of liability which would be covered by the latest edition of the standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance, without restrictive endorsements. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the United States

Longshoremen and Harbor Workers' Compensation Act, Federal Employers' Liability Act and any other applicable Federal or State law.

(B) Subject to the restrictions of coverage found in the standard Workers' Compensation Policy, there shall be no maximum limit on the amount of coverage for liability imposed by the Florida Workers' Compensation Act, the United States Longshoremen's and Harbor Workers' Compensation Act, or any other coverage customarily insured under Part One of the standard Workers' Compensation Policy.

(C) The minimum amount of coverage under Part Two of the standard Workers' Compensation Policy shall be:

\$1,000,000.00	(Each Accident)
\$5,000,000.00	(Disease-Policy Limit)
\$1,000,000.00	(Disease-Each Employee)

(2) Commercial General Liability.

(d) Coverage. The insurance provided by CONCESSIONAIRE pursuant to this Agreement shall apply on a primary basis and any other insurance or self-insurance maintained by the COUNTY shall be excess of and not contributing with the insurance provided by or on behalf of the CONCESSIONAIRE.

(e) Provision. Commercial general Liability required by this Agreement shall be provided on an occurrence rather than a claims made basis.

(f) Obligations. Compliance with the foregoing insurance requirements shall not relieve the CONCESSIONAIRE, nor that of its employees or agents of liability from any obligation under this Agreement.

### **SECTION 13. TERMINATION OF AGREEMENT FOR BREACH.**

(a) Material Breach. Any actions by CONCESSIONAIRE or any failure by CONCESSIONAIRE to perform any obligation hereunder which directly impairs or interferes with the cleanliness, safety, or favorable public image shall be a material breach and shall entitle the COUNTY to terminate this Agreement and all rights arising hereunder upon fifteen (15) days written notice; provided that nothing herein shall preclude the COUNTY or its agents from taking any immediate necessary action to remedy dangerous or unsafe conditions, regardless of the impact upon the CONCESSIONAIRE. The parties agree that the COUNTY shall retain the right, through its Support Services Manager to determine whether any action or failure of CONCESSIONAIRE constitutes a material breach hereunder, any such determination shall be conclusive and shall be binding upon the parties hereto for the purpose of terminating the Agreement in accordance with the foregoing. For the purposes of this Agreement, if the CONCESSIONAIRE fails to provide required services for either three (3) consecutive days or six (6) days total during a season when leagues or tournaments are conducted such failure shall be a material breach of this Agreement.

(b) Loss of Essential Licenses - Extraordinary Breach. The parties agree that the loss by CONCESSIONAIRE of any license or permit necessary to legal performance of its duties and obligations hereunder shall constitute an extraordinary breach of this Agreement and shall be grounds for immediate termination by the COUNTY. This provision shall apply specifically, but not exclusively, to the licenses or permits is-

sued by the State of Florida. This subsection shall apply irrespective of the reason for loss or revocation of any necessary license permit.

(c) Unsatisfactory Performance. The parties agree that the COUNTY shall retain the right to demand performance which is in all ways satisfactory to it and the Support Services Manager shall retain the exclusive right to determine whether performance is or is not satisfactory. In the event CONCESSIONAIRE's performance hereunder is deemed unsatisfactory, the COUNTY shall have the right to terminate this Agreement and all rights and obligations hereunder. Upon delivery of fifteen (15) day's written notice to the CONCESSIONAIRE, notice of termination under this subsection shall provide such additional time for termination, discontinuance of operations, and vacation of facilities as deemed appropriate by the Director.

(d) Insolvency. The parties agree that the COUNTY shall have the right to immediately terminate this Agreement if CONCESSIONAIRE shall make an assignment for the benefit of creditors, or shall file a petition in bankruptcy or shall be adjudged a bankrupt, or the interest of the CONCESSIONAIRE under this Agreement shall be levied upon and sold upon execution or shall by operation of law become vested in another person, firm or corporation because of the insolvency of the CONCESSIONAIRE, or in the event that a receiver or trustee shall be appointed for the CONCESSIONAIRE or the interest of the CONCESSIONAIRE under this Agreement.

(e) Abandonment. In the event the CONCESSIONAIRE shall cease to operate the Concession awarded herein, or shall vacate or abandon the premises, with the exception of mobile units, or shall permit the same

to remain vacant or unoccupied without the consent of the COUNTY, the COUNTY shall have the right to immediately terminate this Agreement.

(f) Termination Accounting. In the event of termination under this Section, each party shall have full access to the other's financial records and accounts as they relate to this Agreement to facilitate a determination of the financial obligations of each to the other. If the parties cannot agree, then the parties agree to submit to the jurisdiction of the Courts of Seminole County, Florida, for such determination. The parties agree that in any event, and regardless of the inability of the parties to agree as to the financial obligations of each to the other, the COUNTY shall be entitled to exclusive, free, and unobstructed use and possession of the Concessions areas, immediately after the period for termination notice as provided for above has passed.

**SECTION 14. ADVERTISING.** All permitted advertising by CONCESSIONAIRE, on site of the Concessions or CONCESSIONAIRE's services as it relates to this Agreement shall be approved by the Support Services Manager prior to use by CONCESSIONAIRE.

**SECTION 15. UTILITY SERVICE.** The COUNTY shall not provide water, electricity and sewer service to CONCESSIONAIRE's mobile unit.

**SECTION 16. TAXES.** The CONCESSIONAIRE shall pay any and all taxes or special assessments which may be levied or assessed upon the Concession leased hereunder. The CONCESSIONAIRE shall pay all taxes on its own personal property and leasehold. CONCESSIONAIRE shall be responsible for all sales taxes which may arise in connection with the operation of its business.

**SECTION 17. TERMINATION FOR CONVENIENCE.** Upon providing thirty (30) day advance written notice, the COUNTY may terminate this Agreement for convenience of the COUNTY.

**SECTION 18. INSPECTION.** The COUNTY shall have the right to inspect, as it deems necessary, any or all of the CONCESSIONAIRE's operations including plants or warehouses, and when accompanied by the CONCESSIONAIRE's representative, other sources preparing or supplying food, milk or beverage items, etc., to ensure full compliance with health and sanitation standards. Based upon inspections, the COUNTY may reject any food, milk, or beverage items, etc., not conforming to health sanitation standards. Food handling and related personnel must meet standards of cleanliness and neatness which are acceptable to the Support Services Manager. All health and other regulations pertaining to food handling personnel shall be complied with.

**SECTION 19. ASSIGNMENTS.** Neither party to this Agreement shall assign this Agreement nor any interest arising herein, without the written consent of the other.

**SECTION 20. SUBCONTRACTORS.** CONCESSIONAIRE shall not enter into subcontracts for any of the services to be performed hereunder by him without the prior written consent of the COUNTY.

**SECTION 21. INDEPENDENT CONTRACTOR.** It is agreed by the parties that, at all times and for all purposes within the scope of this Agreement, the relationship of CONCESSIONAIRE to the COUNTY is that of independent contractor and not that of employee. No statement contained in this Agreement shall be construed so as to find the CONCESSIONAIRE an

employee of the COUNTY, and the CONCESSIONAIRE shall be entitled to none of the rights, privileges or benefits of Seminole County employees.

**SECTION 22. EMPLOYEE STATUS.** Persons employed by the CONCESSIONAIRE in the performance of services and functions pursuant to this Agreement shall have no claim to pension, workers' compensation, unemployment compensation, civil service or other employee rights or privileges granted to the COUNTY's officers and employees either by operation of law or by the COUNTY.

**SECTION 23. ENTIRE AGREEMENT.**

(a) It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral agreement sand negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof.

(b) Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

**SECTION 24. WAIVER OF BREACH OR DEFAULT.** Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver of breach of any provision of this Agreement shall not be construed to be a modification of the terms of this Agreement unless stated to be such in writing and duly signed by the parties.

**SECTION 25. NOTICES.** Whenever either party desires to give notice unto the other, notice may be sent to:

**For COUNTY:**

Library & Leisure Services/Parks & Recreation  
264 W. North Street  
Altamonte Springs, FL 32714

**For CONCESSIONAIRE:**

Log Cabin Bar B Que  
4250 High Plains Lane  
Kissimmee, FL 34744

Either of the parties may change, by written notice as provided herein, the addresses or persons for receipt of notices.

**SECTION 26. AMENDMENTS.** COUNTY or CONCESSIONAIRE may request amendments that would increase, decrease, change or clarify any of the provisions of this Agreement. Such changes must be authorized by COUNTY in writing and duly signed by the parties.

**SECTION 27. EQUAL OPPORTUNITY EMPLOYMENT.** CONCESSIONAIRE agrees that it will not discriminate against any employee or applicant for employment for work under this Agreement because of race, color, religion, sex, age, national origin, or disability and will take steps to ensure that applicants are employed, and employees are treated during employment, without regard to race, color, religion, sex, age, national origin or disability. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

**SECTION 28. PUBLIC RECORDS LAW.** CONCESSIONAIRE acknowledges COUNTY's obligations under Chapter 119, Florida Statutes, to release public records to members of the public upon request. CONCESSIONAIRE acknowledges that COUNTY is required to comply with Chapter 119, Florida

Statutes, in the handling of the materials created under this Agreement and that said statute controls over the terms of this Agreement.

**SECTION 29. GOVERNING LAW.** This Agreement shall be governed by the Laws of the State of Florida.

**IN WITNESS WHEREOF,** the parties hereunto set their hands as of the dates written below.

LOG CABIN BAR B QUE

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
\_\_\_\_\_, Owner

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

WITNESSES:

SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
By: \_\_\_\_\_  
J. KEVIN GRACE, County Manager

\_\_\_\_\_  
Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.

Within authority of Resolution  
No. 93-R-71 adopted February 23,  
1993.

Approved as to form and  
legal sufficiency.

\_\_\_\_\_  
County Attorney

AC/lpk  
5/24/05  
rfp-4248-2

Attachments:

- Exhibit "A" - Scope of Services
- Exhibit "B" - Price and Menu Schedule

# **EXHIBIT A-GROUP "A"**

## **Red Bug Food Concessions Services Events/Tournaments Play Scope of Services**

### **Mobile Unit Concessions - Seminole County Red Bug Lake Park - Events/Tournaments**

1. Mobile Unit Concessionaire will be required to service Events/Tournaments at Seminole County Red Bug Lake Park as specified. Schedule will be provided quarterly by the Park and Recreation Division. Concessionaire shall be responsible for confirming the schedule by contacting the Park Supervisor (407-695-7113). The County assumes no responsibility for changes to the schedule or notification thereof.
2. The Mobile Unit stand will be open for business thirty (30) minutes prior to starting game times and stay open until the last game finishes or 10:00 PM, whichever comes first.
3. Holidays are observed in accordance with the Seminole County official holiday calendar, unless leagues or tournaments are scheduled at the Red Bug Lake Park. Seminole County holiday calendar is as follows:
  - New Year's Day
  - Martin Luther King Jr. Day
  - Memorial Day
  - Independence Day
  - Labor Day
  - Columbus Day
  - Veteran's Day
  - Thanksgiving Day and the day after
  - Christmas Day
4. Mobile Unit Concessionaire is responsible for submitting payment, along with documentation to include cash register records wherever feasible to Seminole County Government, Support Services Division, Attn: Angi Thompson, 200 West County Home Road, Sanford, FL 32773.
5. Quality of food is also essential. Mobile Unit Concessionaire will provide the best quality and brands of food items at reasonable competitive prices.
6. Mobile Unit Concessionaire shall not employ any permanent or temporary County member to provide service at any County location nor offer discounted prices to same.
7. Mobile Unit Concessionaire's point of contact with the County is the Parks & Recreation Manager at 407-788-0405.
8. Contract will be subject to termination if/when concessionaire services are not made available at an assigned event/tournament.

# **EXHIBIT A-GROUP "B"**

## **Sylvan Food Concessions Services Events/Tournaments Play Scope of Services**

### **Mobile Unit Concessions - Seminole County Sylvan Lake Park - Events/Tournaments**

1. Mobile Unit Concessionaire will be required to service Events/Tournaments at Seminole County Sylvan Lake Park as specified. Schedule will be provided quarterly by the Park and Recreations Division. Concessionaire shall be responsible for confirming the schedule by contacting the Park Supervisor (407-322-6567). The County assumes no responsibility for changes to the schedule or notification thereof.
2. The Mobile Unit stand will be open for business thirty (30) minutes prior to starting game times and stay open until the last game finishes or 10:00 PM, whichever comes first.
3. Holidays are observed in accordance with the Seminole County official holiday calendar, unless leagues or tournaments are scheduled at the Sylvan Lake Park. Seminole County holiday calendar is as follows:
  - New Year's Day
  - Martin Luther King Jr. Day
  - Memorial Day
  - Independence Day
  - Labor Day
  - Columbus Day
  - Veteran's Day
  - Thanksgiving Day and the day after
  - Christmas Day
4. Mobile Unit Concessionaire is responsible for submitting payment, along with documentation to include cash register records wherever feasible to Seminole County Government, Support Services Division, Attn: Angi Thompson, 200 West County Home Road, Sanford, FL 32773.
5. Quality of food is also essential. Mobile Unit Concessionaire will provide the best quality and brands of food items at reasonable competitive prices.
6. Mobile Unit Concessionaire shall not employ any permanent or temporary County member to provide service at any County location nor offer discounted prices to same.
7. Mobile Unit Concessionaire's point of contact with the County is the Parks & Recreation Manager at 407-788-0405.
8. Contract will be subject to termination if/when concessionaire services are not made available at an assigned event/tournament.

# **EXHIBIT A-GROUP "C"**

## **Sylvan Food Concessions Services League Play Scope of Services**

### **Mobile Unit Concessions-Seminole County Sylvan Lake Park - League Play**

1. Mobile Unit Concessionaire will be required to service league play at Seminole County Sylvan Lake Park as specified. Schedule will be provided quarterly by the Park and Recreations Division. Concessionaire shall be responsible for confirming the schedule by contacting the Park Supervisor (407-322-6567). The County assumes no responsibility for changes to the schedule or notification thereof.
2. The Mobile Unit stand will be open for business thirty (30) minutes prior to starting game times and stay open until the last game finishes or 10:00 PM, whichever comes first.
3. Holidays are observed in accordance with the Seminole County official holiday calendar, unless leagues or tournaments are scheduled at the Sylvan Lake Park. Seminole County holiday calendar is as follows:
  - New Year's Day
  - Martin Luther King Jr. Day
  - Memorial Day
  - Independence Day
  - Labor Day
  - Columbus Day
  - Veteran's Day
  - Thanksgiving Day and the day after
  - Christmas Day
4. Mobile Unit Concessionaire is responsible for submitting payment, along with documentation to include cash register records wherever feasible to Seminole County Government, Support Services Division, Attn: Angi Thompson, 200 West County Home Road, Sanford, FL 32773.
5. Quality of food is also essential. Mobile Unit Concessionaire will provide the best quality and brands of food items at reasonable competitive prices.
6. Mobile Unit Concessionaire shall not employ any permanent or temporary County member to provide service at any County location nor offer discounted prices to same.
7. Mobile Unit Concessionaire's point of contact with the County is the Parks & Recreation Manager at 407-788-0405.
8. Contract will be subject to termination if/when concessionaire services are not made available on 3 consecutive days or 6 days through the duration of a season when leagues or are conducted.

# Exhibit "B"

## Section 5 Price Proposal

PROJECT: **Mobile Unit Concession Services Agreement for Seminole County Red Bug and Sylvan Lake Park**

COUNTY CONTRACT NO. **RFP-4248-05/JVP**

Name of Proposer: Log Cabin Bar B Que - Suzanne & Scott Fuller  
Mailing Address: 4250 High Plains Lane, Kiss, FL 34744  
Street Address: 2921 S. Orland Dr. St 251  
City/State/Zip: Sanford, FL 32773  
Phone Number: (407) 748-0763  
FAX Number: (407) 344-1993

Pursuant to and in compliance with the Request for Proposals, Instructions to Proposers, and the other documents relating thereto, the undersigned Proposer, having familiarized himself with the terms of the Contract Documents, local conditions affecting the performance of the Work, and the cost of the Work at the places where the Work is to be done, hereby proposes and agrees to perform the Work and complete in a workmanlike manner, all of the Work required in connection with the required services, all in strict conformity Contract Documents, including Addenda Nos. 1 through         , on file at the Purchasing Division for the amount hereinafter set forth.

The undersigned, as Proposer, declares that the only persons or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any person, firm or corporation; and he proposes and agrees, if the proposal is accepted, that he/she will execute an Agreement with the COUNTY in the form set forth in the Contract Documents; that he/she will furnish Insurance Certificates, that he is aware that failure to properly comply with the requirements set out in the "Instructions to Proposers" and elsewhere in the Contract Documents may result in a finding that the Proposer is non-responsive.

### User Fee Payable:

#### User Fees:

User Fee paid to the County is to be based on a percentage of gross receipts from sales of mobile unit food and beverage products less any applicable state sales taxes. List the percentage in the following paragraph.

#### Group A-Red Bug Lake Tournament & Special Events Only:

For each and every month of the Agreement, the Contractor shall pay to the County a sum of money called User fee equal to twelve percent (12%) of Contractor's gross receipts from sales during each such calendar month or fractional calendar month from the mobile unit sales. For any additional fractional calendar month during the term, the Contractor shall pay the County a User fee computed as above based upon the gross receipts

from sales during such fractional calendar month. The date the User fee is required will be determine after the Agreement is executed. The User Fee received after the agreed date shall bear interest at the rate of 1-1/2% per month from the date due until paid. Checks are to be made payable to the Board of Seminole County Commissioners.

**Group B-Sylvan Lake Tournament & Special Events Only:**

For each and every month of the Agreement, the Contractor shall pay to the County a sum of money called User fee equal to twelve percent (12%) of Contractor's gross receipts from sales during each such calendar month or fractional calendar month from the mobile unit sales. For any additional fractional calendar month during the term, the Contractor shall pay the County a User fee computed as above based upon the gross receipts from sales during such fractional calendar month. The date the User fee is required will be determine after the Agreement is executed. The User Fee received after the agreed date shall bear interest at the rate of 1-1/2% per month from the date due until paid. Checks are to be made payable to the Board of Seminole County Commissioners.

**Group C-Sylvan Lake League Only:**

For each and every month of the Agreement, the Contractor shall pay to the County a sum of money called User fee equal to twelve percent (12%) of Contractor's gross receipts from sales during each such calendar month or fractional calendar month from the mobile unit sales. For any additional fractional calendar month during the term, the Contractor shall pay the County a User fee computed as above based upon the gross receipts from sales during such fractional calendar month. The date the User fee is required will be determine after the Agreement is executed. The User Fee received after the agreed date shall bear interest at the rate of 1-1/2% per month from the date due until paid. Checks are to be made payable to the Board of Seminole County Commissioners.

For each and every subsequent year, the User fee figure is subject to renegotiation and a mutual agreement of the parties under Contract. If a mutual agreement of the parties is not reached within a reasonable period of time as determined by the County, this Agreement may be terminated.

**The Proposer shall include a Menu Schedule with cost associated with each item as part of the Price Proposal.**

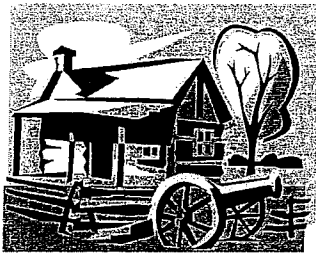
IN WITNESS WHEREOF, PROPOSER has hereunto executed this FORM this 20<sup>th</sup> day of April, 2005.

Log Cabin Bar B Que  
(Name of PROPOSER)

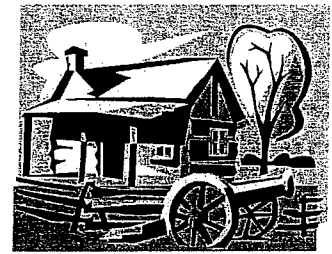
Suzanne S. Fuller  
(Signature of person signing FORM)

Suzanne S. Fuller  
(Printed name of person signing FORM)

Co-Owner  
(Title of person signing FORM)



**LOG CABIN  
BAR B QUE  
SANFORD, FL**

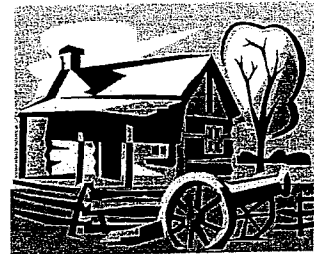


<b>PULLED PORK SANDWICH</b>	<b>\$5.00</b>
<b>SLICED BEEF SANDWICH</b>	<b>\$5.00</b>
<b>GRILLED MESQUITE CHICKEN SANDWICH</b>	<b>\$5.00</b>
<b>SMOKED HAM AND CHEESE</b>	<b>\$5.00</b>
<b>SMOKED TURKEY</b>	<b>\$5.00</b>
<b>1 1/3 LB. SIRLOIN BURGER</b>	<b>\$5.00</b>
<b>FRENCH FRIES</b>	<b>\$3.00</b>
<b>CHEESE FRIES</b>	<b>\$4.00</b>
<b>FRITO PIE</b>	<b>\$4.00</b>
<b>FRIED PICKLES OR JALAPEÑO CHIPS</b>	<b>\$4.00</b>
<b>CORN DOG OR HOT DOG</b>	<b>\$2.00</b>
<b>HOT PRETZEL</b>	<b>\$2.00</b>
<b>NACHOS &amp; CHEESE □ BEAN DIP</b>	<b>\$3.00</b>
<b>BOWL OF BBQ BEANS &amp; A ROLL</b>	<b>\$3.00</b>
<b>SWEET TEA OR LEMONADE</b>	<b>\$1.00</b>
<b>SOFT DRINKS CANNED</b>	<b>\$1.00</b>

**Sample Menu for 30 ft Unit to be used at Sylvan  
Lake Park**



**LOG CABIN  
BAR B QUE  
SANFORD, FL**



**PULLED PORK SANDWICH**

**5.00**

**GRILLED MESQUITE CHICKEN SANDWICH**

**5.00**

**SMOKED HAM AND CHEESE**

**5.00**

**1 1/3 LB. SIRLOIN BURGER**

**5.00**

**THESE SANDWICHES COME WITH CHIPS**

**CORN DOG OR HOT DOG**

**2.00**

**HOT PRETZEL**

**2.00**

**NACHOS & CHEESE □ SALSA**

**2.00**

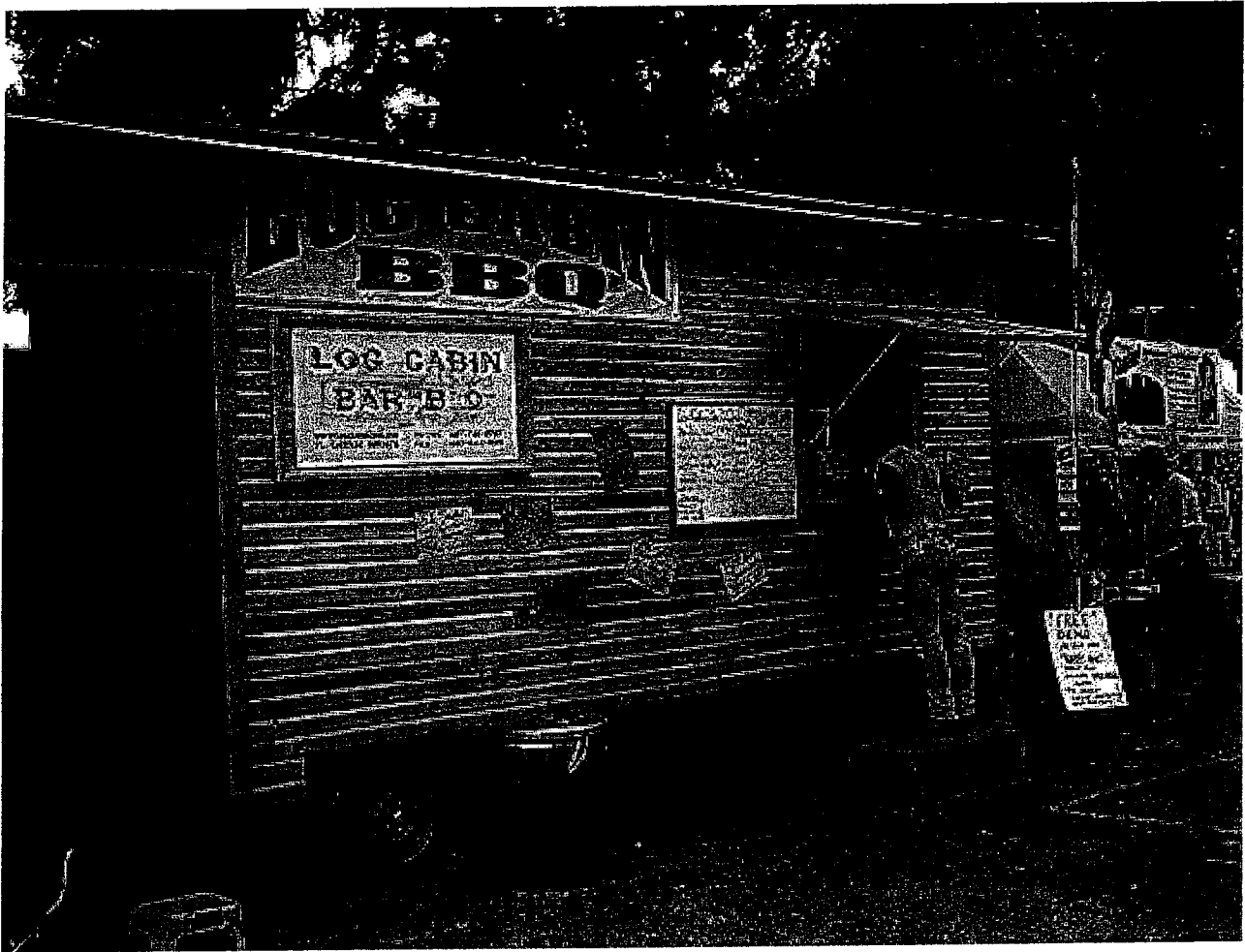
**SOFT DRINKS CANNED**

**1.00**

**BOTTLED WATER OR GATORADE**

**1.00**

Sample Menu for the 8 ft Unit to be used at Red Bug Park.



8 ft x 30 ft.  
Large Unit



8 ft x 10 ft  
Smaller Unit  
2004 Chili Cook-Off, Kissimmee, FL